

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, **SECTION 4(6), AND/OR** FORM LIMITED OFFERING EXEMPTION

OMB APPROVAL

OMB Number:

3235-0076 April 30, 2008

Expires: Estimated average burden

hours per re



	·
Name of Offering (check if this is an amendment and name has changed, and indi-	cate change.)
Tenant-in-Common Interests in the Lakeland Commons Shopping Center	धर
Filing Under (Check box(es) that apply): Rule 504 Rule 505	□ Rule 506 □ Section 4(6) □ ULOE
Type of Filing: ☐ New Filing ☐ Amendment	
A. BASIC IDENTIFICATI	ON DATA
Enter the information requested about the issuer	
Name of Issuer (check if this is an amendment and name has changed, and indic	ate change.)
Covington Lakeland Acquisition, LLC	
Address of Executive Offices (Number and Street, City, State, Zip Coc	(e) Telephone Number (Including Area Code)
30 S. Wacker Drive, Suite 2750, Chicago, IL 60606	(312) 669-1200
Address of Principal Business Operations (Number and Street, City, State, Zip Coc (if different from Executive Offices)	le) Telephone Number (Including Area Code)
Brief Description of Business	
The acquisition, lease and sale of undivided tenant-in-common interests Illinois.	in real estate, specifically a shopping center in St. Charles,
Type of Business Organization	
☐ corporation ☐ limited partnership, already formed	other (please specify); Limited Liability Company
☐ business trust ☐ limited partnership, to be formed	PPOCECOR
Month	Year
Actual or Estimated Date of Incorporation or Organization: 1 0	0 6 🛭 Actual 🔲 Estimated
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service a CN for Canada: FN for other foreign	
GENERAL INSTRUCTIONS	THOMSON
Federal:	FINANCIAL

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it

due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales. are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

SEC 1972 (6-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; • Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. ☐ General and/or Beneficial Owner ☐ Executive Officer ☐ Director □ Promoter Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Covington Lakeland Mezzanine, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 □ Director ☐ General and/or Check Box(es) that Apply: □ Promoter ☐ Beneficial Owner ☐ Executive Officer Managing Partner Full Name (Last name first, if individual) Covington Realty Partners, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 30 S. Wacker Drive, Suite 2750, Chicago, IL 60606 General and/or Beneficial Owner □ Executive Officer □ Director Check Box(es) that Apply: □ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or ☐ Executive Officer □ Director □ Promoter ☐ Beneficial Owner Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) □ Executive Officer □ Director General and/or ■ Beneficial Owner Check Box(es) that Apply: □ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or □ Promoter ■ Beneficial Owner ☐ Executive Officer □ Director Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or ☐ Beneficial Owner ☐ Executive Officer □ Director Check Box(es) that Apply: □ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

				B.	INFORMA	ATION ABO	OUT OFFEI	RING				
											Yes	No
1. Has t	the issuer s	old, or doe	s the issue	r intend to s	sell, to non	-accredited	d investors i	n this offer	ing?		. 🗆	\boxtimes
			Α	nswer also	in Append	lix, Colum	n 2, if filing	under UL	OE.			
2. What	t is the mir	imum inve	stment tha	t will be ac	cented from	m anv indi	vidual?			*****************	\$376.44	9*
2. 77110	. 15 610 11111		Simoni tha	· ····· be ac	cepted no	in uny mai	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	******		*****************	. 4570,14	
											Yes	No
3. Does	the offeri	ng permit je	oint owners	ship of a si	ngle unit?.			•••••			. 🛛	
comr offer and/o assoc	mission or ing. If a p or with a st ciated pers	similar remerson to be ate or state ons of such	nuneration listed is ar s, list the n a broker o	for solicitate associated ame of the or dealer, yo	ion of pur- person or broker or	chasers in a gent of a dealer. If n	be paid or connection broker or d nore than five aformation	with sales of ealer regist we (5) perso	of securitie ered with ons to be li	s in the the SEC sted are		
Full Nat	me (Last n	ame first, if	individua	1)								
		ence Addre oad, Ann A		r and Stree	t, City, Sta	te, Zip Coo	ie)					
		d Broker o										
Sigr	na Financi	al										
				ited or Inte							🔲 All	l States
[AL]	[AK]	[AZ]	[AR]	(CAY)	[CO]	[CT]	[DE¥]	[DC]	$[\overline{\mathrm{FL}}_{4}]$	[GA]	[HI]	[ID]
	[IN]		[KS]	[KY]	[LA]	[ME]	[MD]	$[\overline{M}\overline{N}\underline{N}]$	[MI]	[MN]	[MSY]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	NEV	[ND]	[OH]	[OK]	[OR 1]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	· [WV]	[WI]	[WY]	{PR}
Full Nar	me (Last n	ame first, if	individua	1)								
Busines	s or Reside	ence Addre	ss (Numbe	r and Stree	t, City, Sta	te, Zip Co	ie)					
Name o	f Associate	d Broker o	r Dealer					·				
				rited or Inte							[] All	l States
											_	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT] [RI]	[NE] [SC]	[NV] [SD]	[NH] [TN]	[NJ] [TX]	[MM] [UT]	[NY] [VT]	[NC] [VA]	[ND] [WA]	[OH] [WV]	[OK] [WI]	[OR] [WY]	[PA] [PR]
		ame first, if			[0.]	[**]	(***)	[,,,,]	[,,,]	[**•]		
Busines	s or Reside	ence Addre	ss (Numbe	r and Stree	t, City, Sta	te, Zip Co	de)					
Name o	f Associate	ed Broker o	r Dealer									
				ited or Inte			sers	*************		***************************************	🔲 All	l States
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[N]	[A]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

^{*} A smaller amount may be accepted by the company in its sole discretion.

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box \(\square\) and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Amount Already Aggregate Offering Price Type of Security Sold Debt -0-\$ Equity ☐ Preferred Common Convertible Securities (including warrants)......\$ -0-11,502,856.19 Total \$ 12,548,297 11,502,856.19 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Number Dollar Amount of Purchases Investors 11,502,856.19 Accredited Investors -0-Non-accredited Investors \$ Total (for filings under Rule 504 only)..... Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Dollar Amount Type of Sold Type of Offering Security Rule 505..... Regulation A ______ Rule 504..... Total \$ 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. Transfer Agent's Fees Printing and Engraving Costs.... 250,966 Legal Fees Accounting Fees -0--0-Engineering Fees. \$ \boxtimes 1,254,830 Sales Commission (specify finders' fees separately) -0-Other Expenses (identify)

1,505,796

Total

	C. OFFERING PRICE	E, NUMBER OF INVESTORS, EXPENSES AND US	E OF	PRO	CEEDS	
b.	Enter the difference between the aggregated total expenses furnished in response gross proceeds to the issuer."	ijuste	d		\$ 11,042,501	
5.	each of the purposes shown. If the amou	ed proceeds to the issuer used or proposed to be usent for any purpose is not known, furnish an estima. The total of the payments listed must equal the adjections to Part C - Question 4.b above.	te and	i		
				([yments to Officers, Directors Affiliates	Payments To Others
	Salaries and fees		. 🛛	\$	1,023,000	
	Purchase of real estate		\boxtimes	\$	0	\$ 8,854,093
	Purchase, rental or leasing and instal	llation of machinery and equipment	. 🛛	\$	0	⊠ \$ 0
	Construction or leasing of plant buil	dings and facilities	. 🛛	\$	0	⊠ \$ 0 _
	offering that may be used in exchang	luding the value of securities involved in this ge for the assets or securities of another issuer	. 🛛	\$	0	⊠ \$ 0
	Repayment of indebtedness		. 🛛	\$	0	⊠ <u>\$</u> 0
	Working capital		×	\$	0	⊠ \$ 0
	Other (specify): Escrow and Financi	ng and Closing Costs	. 🛛	\$	0	\$ 523,192
	Column Totals		. 🛛	\$ 1	.023,000	\$ 10,019,50
	Total Payments Listed (column total	s added)	•		⊠ <u>\$ 1</u>	1,042,501
_		D. FEDERAL SIGNATURE				
ollo	wing signature constitutes an undertakin	igned by the undersigned duly authorized person. g by the issuer to furnish to the U.S. Securities and by the issuer to any non-accredited investor pursua	Exc	hange	e Commissio	n, upon written
	er (Print or Type) ington Lakeland Acquisition, LLC	Signature (W)		Date		407
Van	e of Signer (Print or Type)	Title of Signer (Print or Type)				
Лaг	a H. Lec	Vice President, Covington Realty Partners, LLC Mezzanine, LLC, Manager of Covington Lakela	, Mar nd A	nager equis	of Covingto ition, LLC	n Lakeland

ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE			
Is any party described in 17 CFR 230.20 of such rule?	62 presently subject to any of the disqualification	provisions	Yes	No
	See Appendix, Column 5, for state response.			
2. The undersigned issuer hereby undertak Form D (17 CFR 239.500) at such times	es to furnish to any state administrator of any state as required by state law.	te in which this notice is	s filed, a not	ice on
3. The undersigned issuer hereby undertal issuer to offerees.	kes to furnish to the state administrators, upon	vritten request, informa	tion furnish	ed by the
Limited Offering Exemption (ULOE) o	he issuer is familiar with the conditions that must f the state in which this notice is filed and under blishing that these conditions have been satisfied	stands that the issuer cla		
The issuer has read this notification and kundersigned duly authorized person.	nows the contents to be true and has duly caused	I this notice to be signed	d on its beh	alf by the
Issuer (Print or Type)	Signature	Date 3/2	6/07	
Covington Lakeland Acquisition, LLC	\' \' \' \' \' \' \' \' \' \' \' \' \' \		<u> </u>	
Name (Print or Type)	Title (Print or Type)			•
Maria H. Lee	Vice President, Covington Realty Partners, L Mezzanine, LLC, Manager of Covington Lak			ıd

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

APPENDIX

1	1 2 3 4 5								
	Intend	to sell ccredited s in State	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					ification ate ULOE attach ation of granted) Item 1)
State	Yes	No		Number of Accredited Investors	Amount	Yes	No		
AL						Investors			
AK									
AZ									
AR									
CA		⊠	Undivided tenant in common interests in real estate \$12,548,297	21	\$8,705,735.48	0	N/A		⊠
СО									
СТ			•						
DE		×	Undivided tenant in common interests in real estate \$12,548,297	1	\$270,000	0	N/A		⋈
DC									
FL	. 🗆	⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$376,449.57	0	N/A		Ø
GA									
НІ									
ID									
IL		⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$354,450				×
IN									
IA		⊠	Undivided tenant in common interests in real estate \$12,548,297	1	\$327,951	0	N/A		⊠
KS									
KY									
LA									
МЕ							·		
MD		. 🗆						o o	

APPENDIX

1	2	2	3 4 5						
	Intend to non-ac investors (Part B-	ccredited in State	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)					ification tte ULOE attach ation of granted) -Item 1)
State	Yes	No		Number of Accredited Investors	Yes	No			
МА		Ø	Undivided tenant in common interests in real estate \$12,548,297	1	\$265,000	0	N/A		⊠
MI									
MN									
MS		⊠	Undivided tenant in common interests in real estate \$12,548,297	l	\$298,918.14	0	N/A		×
МО									
МТ					_				
NE									
NV									
NH									
NJ							•		
NM									
NY									
NC		×	Undivided tenant in common interests in real estate \$12,548,297	1	\$576,352	0	N/A		⋈
ND									
ОН									
ок									
OR		Ø	Undivided tenant in common interests in real estate \$12,548,297	ı	\$328,000	0	N/A		⊠
PA									
RI									
SC									
SD								-	
TN									
TX									

APPENDIX

I	Intend to non-a	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)			Disqual under Sta (if yes, explana waiver	ification te ULOE attach ation of granted) -Item 1)
				Number of Accredited	l I I I I I I I I I I I I I I I I I I I				
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No
UT									
VT									
VA									
WA									
wv									
WI									
WY									
PR									

END